

NNJ-0083
(2 docs.)

NEWARK CENTRAL PLANNING BOARD
N. J. DOCUMENTS
ANNUAL REPORT 1976
NEWARK LIBRARY



Newark

Kenneth A. Gibson

Mayor

Central Planning Board

920 Broad Street
Newark, New Jersey 07102
201 733-6254

Charlotte Adams

Executive Secretary

November 1, 1977

Honorable Kenneth A. Gibson, Mayor
Honorable Members of the City Council

Transmitted, herewith, please find the 1975 Annual Report of the Central Planning Board.

Even though this report contains only a brief descriptive review of the activities carried forth by the Members of the Board, it does nevertheless attempt to acknowledge its extensive and capable performance.

We are, however, confident that the year 1977 will reflect more, extensive and comprehensive planning as we strive to encourage and increase development, both residential and commercial pursuant to the New Jersey Municipal Land Use Law.

Thank you for all the cooperation and assistance you have provided the Central Planning Board over the years. We shall continue to look to you for your guidance and support.

Sincerely,

Charlotte Adams
Executive Secretary
NEWARK CENTRAL PLANNING BOARD

CA/hs

*KENNETH A. GIBSON, MAYOR

EARL HARRIS, COUNCIL PRESIDENT

JESSE L. ALLEN
CENTRAL WARD COUNCILMAN

Sharpe James
SOUTH WARD COUNCILMAN

MICHAEL P. BOTTONE
WEST WARD COUNCILMAN

HENRY MARTINEZ
EAST WARD COUNCILMAN

ANTHONY CARRINO
NORTH WARD COUNCILMAN

*DONALD TUCKER
COUNCILMAN-AT-LARGE

ANTHONY GIULIANO
COUNCILMAN-AT-LARGE

MARIE L. VILLANI
COUNCILWOMAN-AT-LARGE

NEWARK CENTRAL PLANNING BOARD

BOARD MEMBERS

ROBERT WILSON, JR., CHAIRMAN

**TONY MACHADO

**HARRY VANDYKE, VICE-CHAIRMAN

JOHN I. F. PITTA

ELTON E. HILL

**WINTON TOLLES

**EDITH STAFFORD

STAFF

CHARLOTTE ADAMS
EXECUTIVE SECRETARY

WILBERT ALLEN
PLANNING OFFICER

HELEN SAFINOSKI
SENIOR CLERK STENOGRAPHER

DEBORAH BRYANT
CLERK TYPIST

*ALSO PLANNING BOARD MEMBERS

**APPOINTED 1977

INTRODUCTION

The Central Planning Board was established by ordinance of the Municipal Council and derives its authority from the Municipal Council and Chapter 55 of Title 40 of the Revised Statutes of the State of New Jersey Law of 1953, Chapter 433.

The Central Planning Board is composed of nine (9) members, who are: The Mayor, an Official of the City of Newark, a member of the Municipal Council, and six (6) citizens of the City of Newark.

One of the functions of the Central Planning Board is to make such revisions and changes to the City Master Plan as changing circumstances and conditions require, to the end that:

- (1) Proposals affecting City facilities and services which are referred to the Planning Board will be coordinated with a sound program of long-term community development; and
- (2) Proposals which would originate undue costs because of their lack of coordination with a balanced program of city control may be discouraged.

The Central Planning Board is the Zoning Commission and, as such conducts extensive studies of the Zoning Ordinances and to the Zoning Map of the City of Newark. Several changes to the Zoning Ordinance and to the Zoning Map have been recommended to and adopted by the Municipal Council.

The Central Planning Board is assigned special matters by the Mayor and the Municipal Council and it is the function of the Board

to conduct such studies and to make recommendations that would accomplish the harmonious development of the City of Newark. Such studies would include request for street vacations, request for zoning changes and interrelated subjects.

All plans, programs and urban renewal projects that effect the physical development of the City are reviewed by the Central Planning Board laws and regulations which guide land subdivisions are provided by the Board.

As stated in R.S. 40:55-1.12, it is a function of the Board to give consideration to the ability of the community to carry out its development program. In such preparation, the Board shall cause careful and comprehensive surveys and studies to be made of present conditions and of the prospects for the future growth of the City. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future need, promote health, safety, morals order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development and the maintenance of property value previously established. To such end, the Master Plan shall also include adequate provisions for traffic and recreation, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design and arrangements, the wise and efficient expenditure of public funds, and adequate provision for public utilities and other public requirements.

4

Whenever the Planning Board after public hearing, shall have adopted any portion of the Master Plan, the Governing Body or other public agency having jurisdiction over the subject matter, before action necessitating the expenditure of any public funds, incidental to the location, character or extend of one or more projects thereof, shall refer action involving such specific project or projects to the Planning Board for review and recommendation or until forty-five days after such reference have elapsed without such recommendation. This requirement shall apply to action by a housing, parking, highway or other authority, redevelopment agency, school board, or other similar public agency, federal, state, county or municipality.

MEETINGS

During the calendar year of 197 the Central Planning Board held the following meetings:

Seven (7) Regular Meetings, Four (4) Special Meeting, and (3) Public Hearings.

In order to best utilize their time and energies, the members of the Board have been organized into various committees. Each board member is chaired by one of the Planning Board Commissioners. The members of these committees are responsible for examining the many and diverse problems which fall within their area of responsibility and to make recommendations for appropriate action to

the full Board at its regular meetings. The committees are concerned with: Urban Renewal, Public Works, Subdivision, Zoning, Site Plans, Variances.

These committees, together with the technical staff and the secretary to the Board, were responsible for coordinating and implementing the various activities of the Board in 1976.

During the year the Board considered and approved various urban renewal amendments.

URBAN RENEWAL

The Board maintains a successful working relationship with the Division of City Planning, the Housing Authority, and numerous other City agencies. The Board meets with developers of each project site and their architects, to assure the optimum results for the City of Newark. Some examples of the efforts expended in reviewing redevelopment proposals are:

1. Studies of existing land use;
2. Proposed land use change;
3. Studies of existing zoning;
4. Traffic circulation problems, which must be resolved by internal street changes; and finally,
5. Examination of the costs incurred through needed changes and in services and facilities so that these projects coincide with future Capital Programs.

The Policy of joint participation and cooperation in review and revision of plans for all renewal projects, has vastly improved the liason between the present administration and other agencies since 1962.

1976 Urban Renewal Plans Amendments

N.J.R-6 - Old Third Ward Project

9th Amendment 5-5-76

10th Amendment 3-22-76

11th Amendment 12-28-76

N.J.R-32 - Central Ward Project

4th Amendment 4-2-76

N.J.R-49 - Hill Street Project

7th Amendment 9-27-76

N.J.R-52 - South Broad Street Project 1st Stage

9th Amendment 9-27-76

N.J.R-58 - Newark Plaza Project

4th Amendment 12-28-76

N.J.R-123- St. Benedict's Project

3rd Amendment 2-23-76

4th Amendment 11-22-76

SUBDIVISION REVIEW

In 1976 the Planning Board reviewed and recommended 37 major and minor subdivisions. The process of Subdivision Committee of the Central Planning Board. The procedure is initiated when an individual, desirous of subdividing his property, comes to the Board to present his particular case. It is the responsibility of the Board to provide the applicant with the appropriate application forms and a set of instructions. At a conference the applicant is briefed in the nature

of his parcel of land as it relates to city planning, zoning, urban renewal, street frontage and lot design.

The board is responsible for granting or denying approval of two types of subdivisions, major and minor. The determination as to the type of subdivision is made based upon the aggregate lot frontage on a particular improved city, county or state thorough-fare in addition to whether there are any new streets involved, the extension of any off-tract improvements, planned developments and the maximum number of lots permitted.

MINOR SUBDIVISION APPLICATIONS

Applications meeting the qualifications for a minor subdivision must be acted upon within 30 days of submission. The subdivision committee is notified and if the application is approved, the applicant is then notified by the City Clerk.

MAJOR SUBDIVISION APPLICATIONS

A major subdivision involves a public hearing which is usually held on the fourth Monday of each month. At the time of the public hearing, the subdivider and all property owners within 200 feet may appear to present their opinions and/or objections as to the possible effects the subdivision may have upon their vested interests. A major subdivision must be acted upon within 30 days of the date of submission.

1976

MINOR SUBDIVISIONS

5-73 Belmont Avenue
Block # 2501, Lot # 1
App. # 729

422-462 Bergen Street
Block # 2571, Lot # 26
App. # 723

171-199 Blanchard Street
Block # 2438, Lot # 85
App. # 710

100-120 Branford Place
Block # 78, Lot # 1
App. # 721

525-531 Central Avenue
Block # 1856, Lot's 28-30-32
App. # 697

103 Chambers-274 Ferry Street
Block # 2009, Lot's 38-45
App. # 717

111-125 Clay Street
Block # 434, Lot # 42
App. # 713

127-167 Doremus Avenue
Block # 5010, Lot # 8
App. # 706

176-184 Edison Place
Block # 183, Lot's 5-6
App. #

256-262 Elm Street
Block #963, Lot # 10
App. # 700

552-554 Ferry Street
Block # 2466, Lot # 33
App. # 702

556-572 High Street
Block # 102, Lot # 13
App. # 711

103-111 Houston Street
Block # 1006, Lot's 68-72
App. # 703

108-110 Houston Street
Block # 1005, Lot # 12
App. # 727

8-24 Johnson Avenue
Block # 2670, Lot # 22
App. # 714

795-797 Mount Prospect Avenue
Block # 814, Lot # 1
App. # 724

178 Orange Street-76 Boyden Street
Block # 2858, Lot # 1
App. # 722

281 Orange Street-218 Lackawanna
Block # 2862, Lot # 36
App. # 731

101-125 Paris Street
Block # 2067, Lot # 1
App. # 719

114-124 Paris Street
Block # 2066, Lot's 2-6
App. # 720

28 Richards Street-124 Fleming Ave.
Block # 2469, Lot # 30
App. # 728

33-37 Richards Street
113-121 Fleming Avenue
Block # 2476, Lot's 4-9 App. # 705

39-45 Richards Street
Block # 2476, Lot # 10
App. # 699

462 Ridge Street
Block # 671, Lot # 20
App. # 689

MINOR SUBDIVISIONS CON'T

119-157 Somerset Street
Block # 2438, Lot # 1
App. # 707

1006-1012 So. Orange Avenue
Block # 4115, Lot's 1-4
App. # 698

1021-1023 So. Orange Avenue
Block # 4200, Lot # 44-45
App. # 718

354-370 University Avenue
Block # 73, Lot # 7
App. # 716

U.S.Highway-Route 1-9
Block # 5088, Lot # 131
App. # 704

186-208 West Market Street
Block # 420-425, Lot's 25-1
App. # 715

164-190 William Street
Block # 2497, Lot # 1
App. # 708

1976

MAJOR SUBDIVISIONS

167 Chestnut Street-94 Vesey Street
Block # 934, Lot # 1
App. # 167

600 Doremus Avenue
Block # 5070, Lot's 25-25A
App. # 164

600 Doremus Avenue
Block # 5070, Lot's 25-25A
App. #

14-42 Ogden Street
Block # 570, Lot's 39-47-53
App. #

49-48 Oliver Street-106-144 Chestnut Street
Block # 919, Lot # 45
App. # 165

145 Pennington Street
Block # 928, Lot # 8
A-p. # 168

ZONING REVIEW FUNCTION

In conjunction with its function as the Zoning Commission, the Board during 1976, reviewed and studied requests for rezoning. The commission process regarding zoning changes is made in the form of a recommendation to the Municipal Council, who can either accept, deny or amend the change. It is in the public interest to promote the construction of housing, in the City of Newark, of a type conducive to private ownership by the residents thereof. Zoning is one process through which orderly development is promoted and encouraged.

The following zoning changes were made in 1976 and we feel that these changes did not in any way undermine the basic fabric of the original ordinance but rather reflects up to-date zoning concepts and techniques. The practical effect of these revisions in some instance reduced the unrealistic requirements for lot area while in other instances these changes enabled construction of housing that resembled the uniform character of surrounding structures by maintaining consistency of structural location.

1976 Zoning Amendments

A change from second residence district to a first business district, City Block 4274, lot 3.

A change from second residence district to a first business district, City Block 4274, lot 5.

City Block 791, lot 1 designated as fourth residence, City Block 800, lot 5 designated as fourth residence.

Amendments to the Zoning Ordinance that reduced the requirements for side and front yard and deleting the designation of "Row House(s)" that was replaced by "Town House(s)" throughout the text of the Zoning Ordinance.

STREET VACATIONS

The Board granted 8 street vacations in 1976. A street vacation is a municipal governmental process whereby a street or any portion thereof is legally turned over to a property owner for purposes of development, easement, right-of-way encroachment, etc.

To vacate a street, permission must be obtained from the Municipal Council after recommendation by various internal agencies. The Department of Public Works, the Central Planning Board, and in some instances the County. It is the function of the Planning Board to review the street vacation as to the presence of public utilities (sewers, water mains, power lines), and the general effect upon the particular neighborhood.

Upon receiving a request for a street vacation, the street vacation subcommittee examines the actual site or area involved and then convenes to discuss the matter in terms of the above mentioned factors.

The street vacation request is then placed on the agenda and recommendation for either approval or denial is then forwarded to the Municipal Council for further consideration.

1976 APPROVED STREET VACATIONS

1. Arlington Street from Branford Place to Market Street; Landers Alley from Branford Place 10 feet more or less northerly to the its terminus.
2. Augusta Street from Arlington Street to Shipman Street & Nicholson Street to Branford Place.
3. Augusta Street from Arlington Street to University Avenue.
4. Elder Place from Camp Street to Pennington Street.
5. Fairview Avenue from 18th Avenue to 17th Avenue.
6. First Avenue from City Subway West to Third Street.
7. A Portion of Jackson Street adjacent to Market Street.
8. Oxford Street from Fleming Avenue to Ferry Street.
9. Shipman Street from Williams Street to Branford Place.
10. Varnum Street from Wheeler Point Road to its terminus.
11. West Market Street from West line of High Street to West of the West line of Henry Street and from the Westerly side of Summit Street to Colden Street.

SITE PLAN REVIEW

As the scale of urban development has grown ever greater in scope and complexity, it has become necessary to devise more effective methods for the City of Newark to maintain cognizance of and control over community development. The application of site plan review and approval procedures as a planning board function has been a major step in that direction. Site plan review and approval of the physical aspects of development proposals have as their objective the achievement of good overall design standards and the promotion of the general health, welfare and safety of the community.

The function of site plan review is to ensure that when all the elements are put together, the development is efficient, looks good, does not cause traffic problems either on or off site, and will not have an adverse effect upon the surrounding neighborhood or community at large.

The foregoing is a list of such site plans that were reviewed in 1976 by the Newark Central Planning Board.

1976 SITE PLAN REVIEW

RESIDENTIAL DEVELOPMENT APPROVALS

1. Reservoir Townhouses

Sponsors: H D R C
Units: 80

2. Essex Plaza - Senior Rehabilitation

Sponsors: H D R C
Units: 402

3. West Kinney Street Apartments

Sponsors: Central Ward Continued Progress
Units 115

4. Phase VII - Turnkey

Sponsors: N H R A
Units: 68

5. Phase VI - Turnkey

Sponsors: N H R A
Units: 27

6. Phase V - Turnkey

Sponsors: N H R A
Units: 82

7. Phase IV - Turnkey

Sponsors: N H R A
Units: 104

8. Section 8-2 - Family Housing

Sponsors: N H R A
Units: 135

SITE PLAN REVIEW CON'T

9. Section 8-1 - Elderly Housing

Sponsors: N H R A
Units: 200

10. St. Lucy's - Family & Elderly Housing

Sponsors: St. Lucy's Housing
Units: 156

11. Pilgrim Baptist Housing - Family Housing

Sponsors: Pilgrim Baptist Housing Assoc.
Units: 205

12. New Community Senior Citizen & Family Housing-Phase II

Sponsors: New Community Corporation
Units: 345

13. Grace Renewal - Elderly & Family Housing

Sponsors: Grace Renewal, Inc.
Units: 468

14. EmPres Gardens - Family Housing

Sponsors: Eastern World Developers
Units: 150

15. Forest Hill Housing - Elderly

Sponsors: Fred Federici
Units: 104

16. Nevada Street Senior Citizen Housing

Sponsors: N.J. AFL-CIO
Units: 306

Total Units reviewed for Site Plan --2,947

SUMMARY

The year 1977 will see drastic changes in the scope and operation of the Central Planning Board. Revision of New Jersey's planning and zoning laws was introduced in the 1975 Session of the Legislature as Senate 3054, which has been signed into law as Chapter 291, of the Public Laws of 1975. The new law will represent the culmination of a long term effort by the State to achieve revision of New Jersey's planning and zoning. This new law will become effective in February of 1977 and will strengthen home rule and expand municipal powers in the broad spectrum of local planning and zoning administration. The enactment of this law will afford the City of Newark an opportunity (1) to update and coordinate the regulation of land use; (2) to codify the municipal powers affecting planning, zoning, subdivision and site plan review, and other land use controls into a single statute; (3) to streamline the administration of land use regulations; and (4) strengthen the role of municipal planning to insure the wise and proper use of land and the practice of the environment within the municipality.

The Newark Central Planning Board will look forward to the enactment and implementation of this new Municipal Land Use Law as a reaffirmation of the principle that the City of Newark's Planning Board can continue to be relied upon to assure the orderly growth and development of Newark.

There is a trend which includes the increasing awareness of the public involvement and right-to-know, the impact of off-tract improvements, the need to provide techniques to maintain desirable open space, historic sites, environmental sensitive area, and the need to coordinate public service in concert with private development without financial disruption to the community, which are all important issues affecting the community of Newark.

Planning in the future will need to take cognizance of these and other factors. It is our opinion that the Land Use Law will assist us with the type of modern and progressive land use controls needed to serve our future interest.

CENTRAL PLANNING BOARD

Budget Allocation

Salaries and Wages

<u>1975</u>	<u>1976</u>
\$21,765.00	\$22,214.00

Service By Contract or Agreement

<u>1975</u>	<u>1976</u>
\$5,610.00	\$2,765.00

Material and Supplies

<u>1975</u>	<u>1976</u>
\$550.00	\$467.00

Equipment

<u>1975</u>	<u>1976</u>
0	\$344.00

Total Personnel Services

<u>1975</u>	<u>1976</u>
\$21,765.00	\$22,214.00

Total Other Expenses

<u>1975</u>	<u>1976</u>
\$6,160.00	\$3,576.00

Total All Costs

<u>1975</u>	<u>1976</u>
\$27,925.00	\$25,790.00

CENTRAL PLANNING BOARD

TABLE OF ORGANIZATION



